168.0	0002	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	674,800 / 674,800
					USE VALUE:	674,800 / 674,800
					ASSESSED:	674,800 / 674,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
55		GEORGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TIGHE MICHAEL & KATHRYN
Owner 2:	
Owner 3:	
Street 1:	55 GEORGE STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	TIGHE MICHAEL & KATHRYN/TRS -
Owner 2:	55 GEORGE STREET TRUST -
Street 1:	55 GEORGE STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1950, having primarily Vinyl Exterior and 1764 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	254,800		420,000	674,800
Total Card	0.138	254,800		420,000	674,800
Total Parcel	0.138	254,800		420,000	674,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 382.54 | /Parcel: 382.5

Legal Description

User Acct 110980

GIS Ref

GIS Ref

Entered Lot Size

Total Land:

Land Unit Type:

Insp Date 05/23/18

!12969!

PREVIOUS ASSESSMENT

Parcel ID 168.0-0002-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	254,800	0	6,000.	420,000	674,800	674,800	Year End Roll	12/18/2019
2019	101	FV	209,300	0	6,000.	420,000	629,300	629,300	Year End Roll	1/3/2019
2018	101	FV	209,300	0	6,000.	354,000	563,300	563,300	Year End Roll	12/20/2017
2017	101	FV	209,300	0	6,000.	324,000	533,300	533,300	Year End Roll	1/3/2017
2016	101	FV	209,300	0	6,000.	276,000	485,300	485,300	Year End	1/4/2016
2015	101	FV	196,300	0	6,000.	240,000	436,300	436,300	Year End Roll	12/11/2014
2014	101	FV	196,300	0	6,000.	222,000	418,300	418,300	Year End Roll	12/16/2013
2013	101	FV	196,300	0	6,000.	211,200	407,500	407,500		12/13/2012

PRINT

Date	Time
12/11/20	02:59:11

LAST REV

Date	Time
06/26/18	13:26:41

apro

PAT ACCT. 12969

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TIGHE MICHAEL &	38274-2		3/12/2003	Family	1	No	No		
TIGHE MICHAEL &	30519-464		8/9/1999	Family	99	No	No		
	17824-188		1/1/1987		184,000	No	No		Y

USER DEFINED

Prior Id # 1:	110980
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/7/2002	848	Porch	300					REBUILD PORCH
4/20/1999	225	Addition	50,000					14X15 2 ST ADDITIO
4/4/1994	88	Manual	3,000					ROOF

ACTIVITY INFORMATION

Date	Result	By	Name
5/23/2018	Meas/Inspect	BS	Barbara S
10/14/2008	Meas/Inspect	189	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	7									420,000						420,000	

Total AC/HA: 0.13774 | Total SF/SM: 6000 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 420,000 | Spl Credit | Total: 420,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.24523807
Const Adj.:	0.98990101
Adj $ / SQ:	129.430
Other Features:	88000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	346134
Depreciation:	91379
Depreciated Total:	254755

COMMENTS

OF = SINK IN BASEMENT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 3		Baths: 2					HB		

REMODELING

Exterior:	
Interior:	
Additions:	1999
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

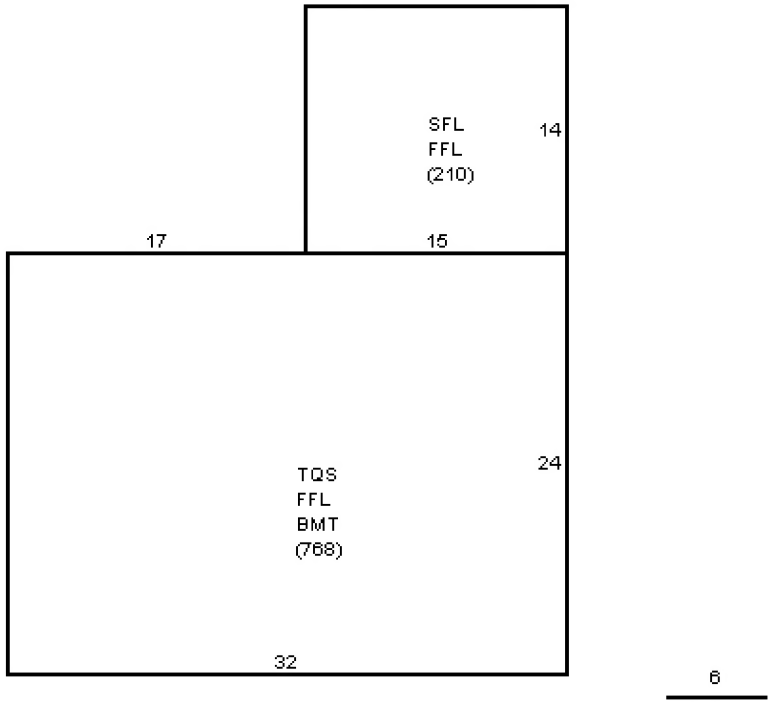
No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	129.43
Special Features:	0	Val/Su Net:	100.63
Final Total:	254800	Val/Su SzAd	144.44

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	978	129.430	126,582
BMT	Basement	768	38.830	29,821
TQS	3/4 Story	576	129.430	74,551
SFL	Second Floor	210	129.430	27,180
	Net Sketched Area:	2,532	Total:	258,134
Size Ad	1764	Gross Are	2724	FinArea 1764

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

168.0-0002-0007.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	